076.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,232,200 / 1,232,200
					USE VALUE:	1,232,200 / 1,232,200
					ASSESSED:	1,232,200 / 1,232,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SKOWRONEK JACOB/LISA
Owner 2:	
Owner 3:	
Street 1:	106 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEXT HILL DEVELOPEMENT LLC -
Owner 2:	-
Street 1:	4 NORFOLK RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 6,818 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Clapboard Exterior and 3835 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6818.000	795,000		437,200	1,232,200
Total Card	0.157	795,000		437,200	1,232,200
Total Parcel	0.157	795,000		437,200	1,232,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.28 | /Parcel: 321.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 48166

GIS Ref

GIS Ref

Insp Date 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0004.0

!6340!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	795,000	0	6,818.	437,200	1,232,200	1,232,200	Year End Roll	12/18/2019
2019	101	FV	668,300	0	6,818.	406,000	1,074,300	1,074,300	Year End Roll	1/3/2019
2018	101	FV	668,300	0	6,818.	406,000	1,074,300	1,074,300	Year End Roll	12/20/2017
2017	101	FV	668,300	0	6,818.	356,000	1,024,300	1,024,300	Year End Roll	1/3/2017
2016	101	FV	668,300	0	6,818.	324,800	993,100	993,100	Year End	1/4/2016
2015	101	FV	655,400	0	6,818.	287,300	942,700	942,700	Year End Roll	12/11/2014
2014	101	FV	655,400	0	6,818.	271,700	927,100	927,100	Year End Roll	12/16/2013
2013	101	FV	655,400	0	6,818.	258,600	914,000	914,000		12/13/2012

PRINT

Date	Time
12/10/20	21:07:49

LAST REV

Date	Time
08/12/19	09:19:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEXT HILL DEVEL	52166-339		2/2/2009		955,000	No	No		
COLLEGE AVE LLC	51262-468		6/4/2008	Change>Sale	450,000	No	No		
ADAMIAN JOHN J	50045-272		8/31/2007	Portion-Asst	505,000	No	No		
	PR483-564		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	48166
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2016	292	Solar Pa	11,000					
3/3/2016	230	Solar Pa	6,480					
8/7/2012	985	Manual	3,370	C				
1/7/2009	12	Manual	7,000					
1/7/2009	12	Redo Bas	7,000	C				finish storage are
8/25/2008	967	Wood Dec	3,000	C				12X18 WOOD DECK ON
3/11/2008	232	New Buil	260,000	C		G10	GR FY10	NEW SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
7/14/2008	Inspected	BR	B Rossignol
10/14/1999	Vacant Lot	266	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6818		Sq. Ft.	Site		0	70.	0.92	12									437,180						437,200	

Total AC/HA: 0.15652 | Total SF/SM: 6818 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,180 | Spl Credit | Total: 437,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	6.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		6.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96268606
Const Adj.:	1.00239968
Adj $ / SQ:	120.625
Other Features:	131384
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	852104
Depreciation:	57091
Depreciated Total:	795013

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	4	HB	

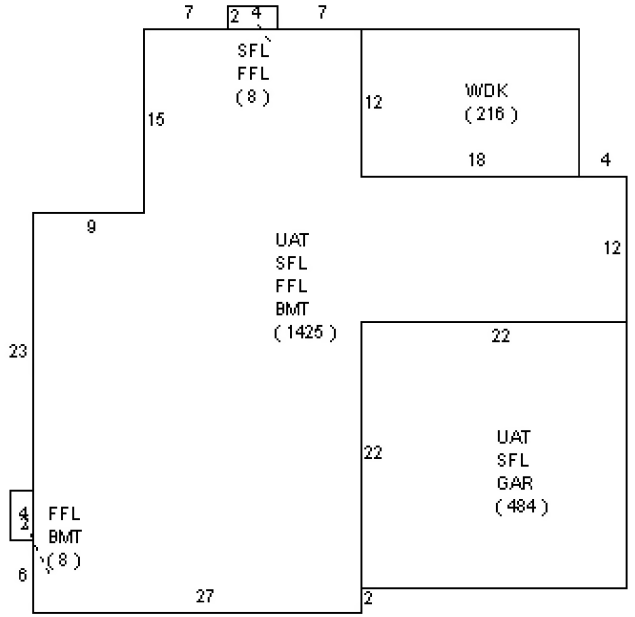
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	10	4	M
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,917	120.620	231,237
FFL	First Floor	1,441	120.620	173,820
BMT	Basement	1,433	36.190	51,856
GAR	Garage	484	20.210	9,783
UAT	Upper Attic	477	84.440	40,298
WDK	Deck	216	10.660	2,302

Net Sketched Area:	5,968	Total:	509,296
Size Ad	3358	Gross Are	7400	FinArea	3835
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.43
Special Features:	0	Val/Su Net:	133.21
Final Total:	795000	Val/Su SzAd	236.75

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

076.0-0004-0004.0

IMAGE

AssessPro Patriot Properties, Inc